# 

# NOTICE

Regular Meeting of the Planning Board of the Borough of Roseland will be held on Monday December 19, 2022 beginning at 7:00 PM. The meeting will be conducted by electronic means in accordance with the "Senator Byron M. Baer Open Public Meetings Act" of 2020 which explicitly permits a public body to conduct a meeting electronically during a state of emergency. Governor Murphy issued Executive Orders 103,107,119, 138, & 1 51, declaring a "Public Health Emergency and State of Emergency" and has directed residents to quarantine and practice social distancing.

There will be no in person meeting. If you wish to observe or participate in the meeting you must do so as set forth below.

# VIRTUAL MEETING ACCESS AND PARTICIPATON INSTRUCTIONS

The Borough of Roseland Planning Board is utilizing the Zoom service to conduct regular meetings in compliance with the New Jersey Open Public Meetings Act. If you wish to participate during the public comment or question portion, then you must join the meeting using:

1. Zoom Meeting" link at <https://zoom.us/j/97448870014?pwd=L2phYllFN3JhdDhEeVNlTEQyV1JLZz09>
2. Phone numbers listed at

<https://zoom.us/j/97448870014?pwd=L2phYllFN3JhdDhEeVNlTEQyV1JLZz09>

Or by phone at:

a. 646 558 8656

b. 301 715 8592

c. 312 626 6799

d. 669 900 9128

e. 253 215 8782

f. 346 248 7799

Webinar ID: 974 4887 0014

Password: 130002

Or the following link:

<https://zoom.us/j/97448870014?pwd=L2phYllFN3JhdDhEeVNlTEQyV1JLZz09>

Zoom attendees wishing to contribute during the Public Comment/ Question portion of each agenda item must click the “raise hand” button in order to indicate to the Board Chair or Secretary the attendee's desire to speak. Phone attendees will be permitted to contribute by having their connection unmuted after announcement of their phone number. Phone users must dial (\*9) to use the “raise hand” function

Upon having a "raised hand" acknowledged (in the case of Zoom attendees) or having a connection unmuted (in the case of phone attendees), attendees will be allowed to give comments after being sworn in.

The Board retains discretion to curtail each commenter's opportunity to speak and will mute the speaking attendee's connection at the end of their time.

You cannot participate in public comment unless you are attending the virtual meeting.

All microphones of public users will be muted, except as set forth above, during the public comment portion of each agenda item.

You can test out the functionality of Zoom, including speaker/microphone on your computer or other internet connected device at <https://zoom.us.test>.

Any questions can be directed to the Zoning office at 973-265-6565 during normal business hours.

Attendees wishing to make public comment may do so using the following procedure:

1. Use “Raise Hand” icon in the Zoom program (web access)
2. Pressing ‘\*9’ (telephone access) & Press \* 6 to unmute
3. Send email questions to ZONING@ROSELANDNJ.ORG

NO LATER THAN 12 PM ON THE DAY OF THE MEETING

1. Send written letters with questions to:

Borough of Roseland Board of Adjustment

300 Eagle Rock Avenue

Roseland NJ 07068

Attn: James Campbell

WRITTEN LETTERS MUST BE RECEIVED AT LEAST 1 BUSINESS DAY PRIOR TO THE MEETING

You cannot participate in public comment unless you are attending the virtual meeting.

The agenda, to the extent now known, is as follows. Formal action may be taken.

**1.) Call to Order**

**2.) Open Public Meetings Act Statement & Salute to the Flag**

**3.) Roll Call**

**4.) Approval of Minutes – October 17, 2022**

**5.) New Business -**

**6.) Resolutions – None**

**7.) Public Hearings:**

1. Appeal # #18-01 of 6 Becker Urban Renewal, LLC, situate block 30, lots 2, known as 6 Becker Farm Rd, Roseland NJ, requesting a two- year extension of previously approved Major Site Plan for 299-unit apartment complex and associated site improvements
2. Preliminary investigation of property located at 55 & 80 Livingston Avenue, block 34, lots 1.01 & 2.02, Roseland NJ, as a non- condemnation area in need of redevelopment – Presentation by Board Planner Dan Bloch
3. Carried from the November 21, 2022 meeting, Appeal # 21-01 of Roseland Redevelopers LLC, purchaser under contract of property situate block 21, lots 22 & 22.01, known as 117 Harrison Avenue, Roseland NJ, requesting Major Site Plan approval to construct 104 market rate and 30 age restricted residential units along with associated site improvements
4. Carried from the November 21, 2022 meeting Appeal # 22-01 of AVC Holdings XVI LLC, purchaser under contract of property situate block 7, lot 7, known as 19 Glen Avenue, Roseland NJ, requesting C Variances in conjunction with Minor Subdivision of one lot into two residential lots in the R-4 Zone

**ALL DOCUMENTS ARE AVAILABLE FOR VIEWING AT THE BOROUGH OF ROSELAND ZONING OFFICE AT 300 EAGLE ROCK AVE DURING NORMAL BUSINESS HOURS OR BY VISITING THE LINK BELOW**

<https://www.zonify.org/meeting/910>

**8.) General Business -**

**9.) Adjournment**

James Campbell

Planning Board

December 12, 2022